

# **Index File**

## **Application No. UP-663-05 StorMoore / Uppy's Convenience Store**

The property is located at  
7305 & 7307 George Washington Memorial Highway (Route 17).  
Assessor's Parcel Nos. 24-128 and 24-129.

**Application No. UP-663-05** is a request for an amendment to a Special Use Permit granted for a mini-storage warehouse facility and access to a contractor's storage yard at 7307 George Washington Memorial Highway, to allow the addition of vehicular access to the storage facility and storage yard through the abutting parcel at 7305 GWM Highway on which Uppy's is located.

### **Attachments:**

1. Staff Report
2. Zoning Map
3. SUP Amendment Sketch Plan
4. Board of Supervisors' Resolution No. R04-84 (for UP-634-04)
5. SUP Sketch Plan (for UP-634-04)
6. Rezoning ZM-84-04 Proffer Statement
7. Approved Site Plan for Contractor's Shop/Storage Area & Mini-storage Warehouses
8. Correspondence from VDOT dated February 24, 2005
9. Proposed Resolution No. PC05-15

# COUNTY OF YORK

## MEMORANDUM

**DATE:** March 2, 2005 (PC Mtg. 3/9/05)

**TO:** York County Planning Commission

**FROM:** Amy M. Parker, Senior Planner

**SUBJECT:** Application No. UP-663-05, Stor-Moore/ Uppy's Convenience Store

### ISSUE

This application requests an amendment to a Special Use Permit (UP-634-04) pursuant to Section 24.1-115(d)(3) of the York County Zoning Ordinance, granted for a mini-storage warehouse facility and access to a contractor's storage yard at 7307 George Washington Memorial Highway (Route 17) and further identified as Assessor's Parcel No. 24-128. The requested amendment would allow the addition of a vehicular accessway to the previously approved mini-storage warehouse facility/contractor's storage yard through the abutting parcel located at 7305 George Washington Memorial Highway (Uppy's Convenience Store) and further identified as Assessor's Parcel No. 24-129. Both properties in the area of the proposed accessway are zoned GB (General Business) and are designated for General Business development in the Comprehensive Plan.

### DESCRIPTION

- Property Owners: MRP Enterprises, LLC (Parcel 24-128; Stor-Moore)  
Southside Investments, LLC (Parcel 24-129; Uppy's)
- Location: 7305 & 7307 George Washington Highway (Route 17)
- Area: 5.37 acres (Parcel 24-128)  
0.67 acre (Parcel 24-129)
- Frontage: Parcel 24-128: approximately 155 feet on Route 17  
Parcel 24-129: approximately 155 feet on Route 17, 176 feet on Whites Rd.
- Utilities: The properties are currently served by public water and sewer
- Topography: Flat
- 2015 Land Use Map Designation: General Business
- Zoning Classification: GB – General Business  
EMA – Environmental Management Area  
WMP – Watershed Management and Protection Area Overlay

- Existing Development: Convenience store with gas pumps; cleared lot under development for contractor's shop/storage yard, helipad, mini-storage warehouses and retail buildings
- Surrounding Development:
  - North: Greene Industrial Park, Redline Motorsports
  - East: Single-family residential, shopping center across Route 17
  - South: Vacant lot, single-family residential beyond Whites Road
  - West: Single-family residential
- Proposed Development: Access to contractor's shop/storage yard and mini-storage warehouses through convenience store property

### **CONSIDERATIONS/CONCLUSIONS**

1. Parcel 24-128 (Stor-Moore) is the subject of approvals for a Special Use Permit (UP-634-04) and a conditional rezoning (western end of property) from R20 – Medium-density Single Family Residential to IL - Limited Industrial (Rezoning No. ZM-84-04), both granted by the Board of Supervisors on May 18, 2004. Copies of the SUP resolution and rezoning proffer statement are attached. Site plan approval was granted December 7, 2004 to develop the property for a 276-unit mini-storage warehouse, helipad, 12,000-square foot contractor's storage yard, 4,000 square feet of contractor's shop/office space and 3,000 square feet of retail space. A copy of the approved site plan is attached.

Parcel 24-129 (Uppy's) has been used as a convenience store with gasoline pumps since the late 1970s. The property contains a 2,160-square foot convenience store and a freestanding four-station gasoline pump island. The property has two accesses: a right-in/right-out, 40-foot wide driveway on Route 17 and a two-way, 45-foot wide driveway on Whites Road, located approximately 75 feet west of its intersection with Route 17.

2. The SUP amendment requests the addition of a new cross-parcel vehicular connection linking the proposed retail parking lot on the Stor-Moore property with the existing convenience store parking lot. The connection would allow vehicular access to the Stor-Moore property for northbound Route 17 traffic (via Whites Road through the convenience store lot) without making a U-turn at the Greene Drive median break. Additionally, two-way traffic could exit and/or enter either parcel through the connection from both Whites Road and Route 17.
3. The convenience store site currently contains 19 parking spaces: 11 along the front of the building and eight bordering the northern property line (exclusive of the dumpster access area in the northwest corner of the parking lot). According to the applicant's sketch plan, installation of the new cross-parcel accessway would

eliminate four to six spaces along the northern boundary of the parking lot. In accordance with Section 24.1-606(j) of the Zoning Ordinance, a minimum of 11 parking spaces are required for the convenience store use. Therefore, installation of the accessway and elimination of up to six parking spaces would not adversely affect parking requirements on the site.

4. Internal traffic circulation was noted as a concern by both staff and the Virginia Department of Transportation (VDOT) during the special use permit/rezoning process for the Stor-Moore parcel. The presence of the Route 17 median limits access to the Stor-Moore site and requires northbound traffic to make U-turns around the median to enter or exit the site. Installation of the proposed cross-parcel connection would facilitate safer traffic movements for northbound traffic to enter or exit the site via Whites Road, where there is a median break across the intersection.

Safe traffic circulation between the Whites Road/Route 17 intersection and the Stor-Moore property is also of concern to staff and VDOT with this application (see attached correspondence from VDOT). The proposal would create an increase of traffic across the convenience store parcel and traffic pattern changes by adding a mix of industrial and retail traffic to the existing convenience store traffic (a use which is already a high traffic generator). Design of the cross-parcel connection must address through-traffic movements to ensure that such movements will not interfere with vehicles accessing the convenience store and/or gasoline pumps. Additionally, the Whites Road/Route 17 intersection in the area of the driveway to the convenience store must be able to safely accommodate a mix of industrial, commercial and residential traffic entering the convenience store site and the residential properties on Whites Road. This could mean realignment of the existing and proposed driveways and/or improvements to the intersection and turn lanes on Route 17. Staff is recommending a traffic study be submitted for review and approval prior to site plan approval to address these concerns.

## **RECOMMENDATION**

The proposed cross-parcel connection would afford a safer vehicular connection to the Stor-Moore site for traffic entering from and exiting to northbound Route 17. It would also provide customer access to multiple uses on both parcels without entering back onto Route 17. Staff has proposed approval conditions to address internal traffic safety concerns. Therefore, based on the considerations outlined above, staff recommends that the Commission forward Application No. UP-663-05 to the Board of Supervisors with a recommendation of approval. This can be accomplished through the adoption of proposed Resolution No. PC05-15.

Attachments:

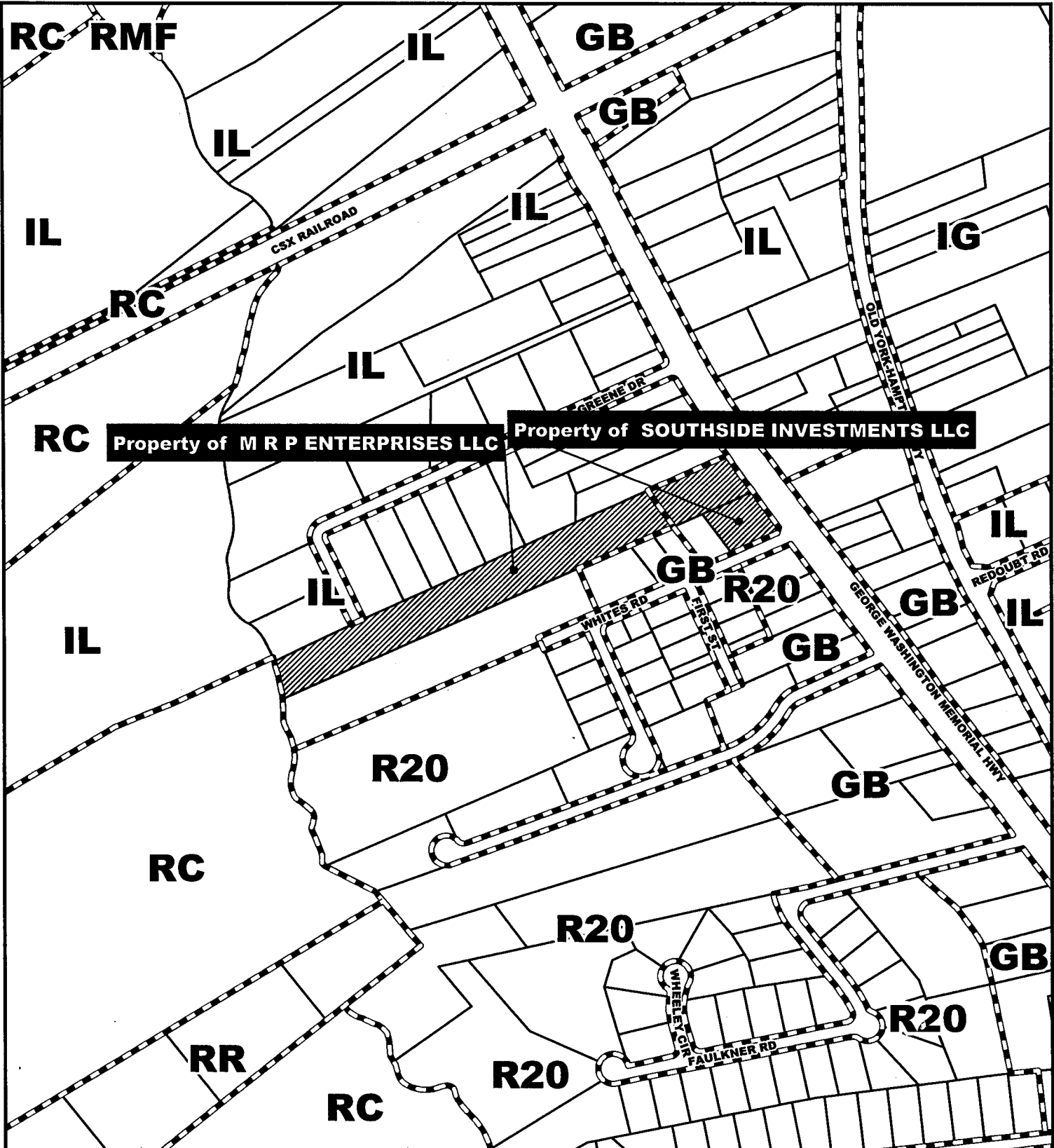
- Zoning Map
- SUP amendment sketch plan
- BOS Resolution R04-84 (UP-634-04)
- Rezoning ZM-84-04 proffer statement
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AMP

**APPLICANT**  
**Stor Moore/Uppy's Convenience Store**  
Request for vehicular access through  
Uppy's Convenience Store

# ZONING MAP

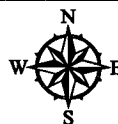
**APPLICATION NUMBER:** UP-663-05



\* = Conditional Zoning

0 225 450 900 Feet

Printed on February 23, 2005



**LIBRARY TILE NUMBER:**  
**SOURCE: YORK COUNTY**  
**GIS PARCEL DATA and**  
**ZONING COVERAGE**

**Lr009**

THIS IS NOT A LEGAL PLAT.  
This map should be used for  
information purposes only. It is  
not suitable for detailed site planning.



BOARD OF SUPERVISORS  
COUNTY OF YORK  
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Board of Supervisors held in the Board Room, York Hall, Yorktown, Virginia, on the 18th day of May, 2004:

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<u>Present</u>	<u>Vote</u>
Thomas G. Shepperd, Jr., Chairman	Yea
James S. Burgett, Vice Chairman	Yea
Sheila S. Noll	Yea
Kenneth L. Bowman	Yea

Absent

Walter C. Zaremba

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On motion of Mrs. Noll, which carried 4:0, the following resolution was adopted:

A RESOLUTION TO APPROVE A SPECIAL USE PERMIT TO  
AUTHORIZE A MINI-STORAGE WAREHOUSE FACILITY AND  
ACCESS TO A CONTRACTOR'S OUTDOOR STORAGE YARD  
THROUGH THE GB (GENERAL BUSINESS) ZONING DISTRICT

WHEREAS, Kenneth Dale Moore, c/o MRP, LLC has submitted Application No. UP-634-04, which requests a special use permit, pursuant to Section 24.1-306 (Category 14, No. 6 and Category 15, No. 4(b)) of the York County Zoning Ordinance, to authorize a 92,500-square foot mini-storage warehouse facility and access to a contractor's outdoor storage yard through the GB (General Business) zoning district on 9.88 acres and located approximately 250 feet north of the intersection of George Washington Memorial Highway (Route 17) and Whites Road (Route 1216) and further identified as Assessor's Parcel Nos. 24-133 and 24-128; and

WHEREAS, said application has been forwarded to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission recommends denial of this application;  
and

WHEREAS, the York County Board of Supervisors has conducted a duly advertised public hearing on this application; and



WHEREAS, the Board has carefully considered the public comments and Planning Commission recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Board of Supervisors this the 18th day of May, 2004, that Application No. UP-634-04 be, and is hereby, approved to authorize the establishment of a 92,500-square foot mini-storage warehouse facility and access to a contractor's outdoor storage yard through the GB (General Business) zoning district on 9.88 acres located approximately 250 feet north of the intersection of George Washington Memorial Highway (Route 17) and Whites Road (Route 1216) and further identified as Assessor's Parcel Nos. 24-133 and 24-128, subject to the following conditions:

1. This use permit shall authorize a 92,500-square foot mini-storage warehouse facility and access to a contractor's outdoor storage yard through the GB (General Business) zoning district on 9.88 acres and located approximately 250 feet north of the intersection of George Washington Memorial Highway (Route 17) and Whites Road (Route 1216) and further identified as Assessor's Parcel Nos. 24-133 and 24-128.
2. A site plan, prepared in accordance with the provisions of Article V of the York County Zoning Ordinance, shall be submitted to and approved by the County prior to the commencement of any construction or land clearing activities on the site. Said site plan shall be in substantial conformance with the sketch plan titled "Concept Plan; Property to be Rezoned from R20 (Residential) to IL (Limited Industrial)," prepared by Campbell Land Surveying, Inc., and dated 3/1/04, except as modified herein or as may be necessary to comply with site plan review requirements.
3. The mini-storage warehouse facility shall be developed and operated in accordance with the standards set forth in Sections 24.1-483, Standards for all wholesaling and warehouse uses, and 24.1-484, Standards for mini-storage warehouses, of the York County Zoning Ordinance.
4. The hours of operation of the facility shall be limited to 6:00 a.m. to 9:00 p.m. daily.
5. Building design for the mini-warehouses and any office or support buildings associated with the mini-warehouse project shall be consistent with the representative elevations submitted by the applicant on March 11, 2004. All buildings facing George Washington Memorial Highway (Route 17) shall have façades of brick or architectural block with a gable roof line or with a mansard roof design as shown in the elevation.
6. All warehouse bay doors shall face the inside of the mini-storage warehouse development. No warehouse doors shall be located along or in the exterior façade of the mini-storage warehouse development.

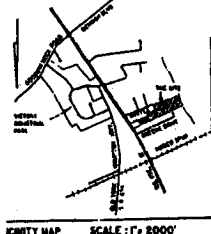
7. If fencing is utilized around the perimeter of the facility, the fencing facing Route 17 and the southern property boundary abutting the R20 zoning district shall be board-on-board wood, masonry, wrought iron or green or black vinyl-coated chain link, or similar decorative material. The use of theft-deterrent wire (i.e., barbed wire, razor wire, etc.) anywhere on the property shall not be permitted.
8. Outdoor free-standing and building mounted lighting shall be full cutoff luminaires or a decorative luminaire with full cutoff optics in accordance with Illuminating Engineering Society of North America standards. All lighting shall be directed downward and shall not spill over onto adjacent properties or public rights-of-way. Maximum allowable foot-candles at the south and east property lines shall not exceed 0.5 foot-candle, and shall not exceed 0.1 foot-candle along the northern and western property lines. All lighting, except low-level security lighting, shall be extinguished between the hours of 11:00 PM and dawn. In addition, the applicant shall submit a photometric plan, to include manufacturer's specifications for all lighting fixtures, indicating all outdoor lighting on the site as part of the site plan submission process.
9. Building height for the mini-warehouses shall be no greater than fifteen feet (15'), as measured from the finished grade.
10. Notwithstanding provisions of Section 24.1-376(e)(2) of the County Zoning Ordinance, there shall be no reduction of the 200-foot stream buffer paralleling the Poquoson River.
11. Limited storage of vehicles may be permitted as an accessory and incidental activity to the mini-storage warehouse use provided they are restricted to light-duty passenger trucks, passenger automobiles, recreational vehicles and recreational boats. Parking areas for such storage shall be in addition to minimum required parking for the mini-storage warehouse use, and shall be clearly indicated on the approved site plan referenced in Condition No. 2 above.
12. Design of buildings, driveways and access ways shall accommodate turning radius (thirty-three feet (33')) of large fire and rescue apparatus. Adequate water supply, including hydrants if required by the Fire Chief, shall be established for fire suppression operations on the site.
13. Adequate public sewer service shall be established for all proposed facilities on site.
14. Access to the outdoor contractor's yard through the GB-General Business District shall be subject to compliance with all standards established and required by the Virginia Department of Transportation with respect to driveway design and turning lane improvements.
15. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this Special Use Permit shall be recorded

at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court.

A Copy Teste:

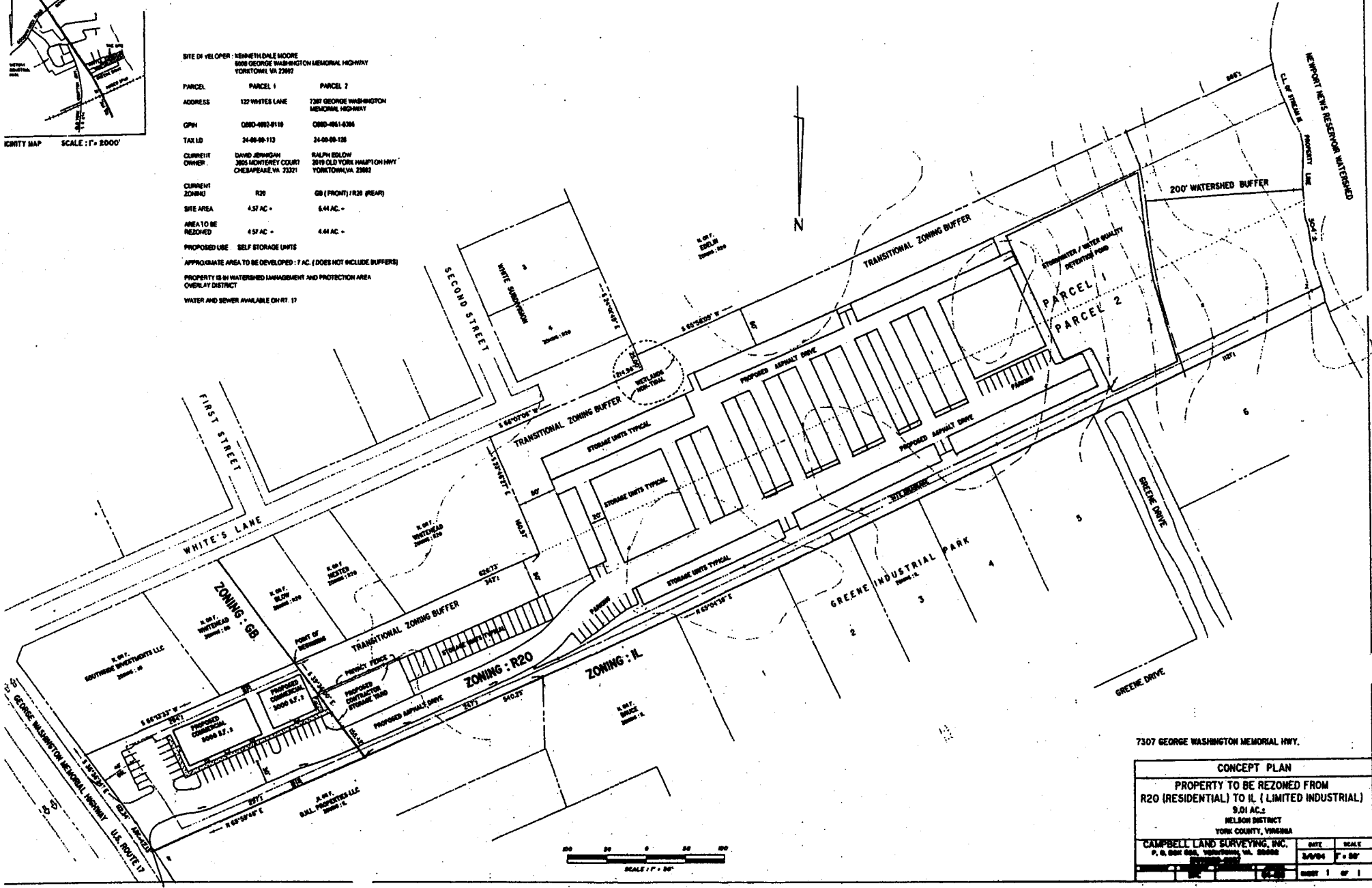
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Mary Ellen Simmons  
Deputy Clerk



SITE DEVELOPER: KENNETH DALE MOORE  
 8008 GEORGE WASHINGTON MEMORIAL HIGHWAY  
 YORKTOWN, VA 23097

PARCEL	PARCEL 1	PARCEL 2
ADDRESS	127 WHITE LANE	7307 GEORGE WASHINGTON MEMORIAL HIGHWAY
CPN	0880-4862-0110	0880-4861-0386
TAX ID	24-08-08-113	24-08-08-128
CURRENT OWNER	DAVID JEROME 3065 MONTEREY COURT CHESAPEAKE, VA 23021	RALPH ESBLOW 2819 OLD YORK HAMPTON HWY YORKTOWN, VA 23097
CURRENT ZONING	R20	GB (FRONT) / R20 (REAR)
SITE AREA	4.57 AC. ±	6.44 AC. ±
AREA TO BE REZONED	4.57 AC. ±	4.44 AC. ±
PROPOSED USE	SELF STORAGE UNITS	
APPROXIMATE AREA TO BE DEVELOPED: 7 AC. (DOES NOT INCLUDE BUFFERS)		
PROPERTY IS IN WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT		
WATER AND SEWER AVAILABLE ON RT. 17		



**SUP sketch plan**  
**UP-634-04**

**Conditions voluntarily proffered for the reclassification of property identified as a portion of York County Assessor's Parcel 024 128 (7307 George Washington Memorial Hwy.) and York County Assessor's Parcel 024 133 (122 Whites Road), both located in the County of York, Virginia**

**March 25, 2004**

I voluntarily proffer that the development of the property owned by me proposed for reclassification under this application shall be in strict accordance with the conditions set forth below.

A. The property shall not be used for any of the following primary uses allowed (either by right or by Special Use Permit) in the IL, Limited Industrial District:

1. crop/livestock farming
2. animal hospital with outside runs
3. farmer's market
4. outdoor health/fitness center
5. hardware/paint store
6. lumberyard, building materials
7. dry cleaner, laundromat, tailor
8. household items repair
9. small engine repair
10. tool, household equipment, lawn & garden equipment rentals
11. auto repair garage
12. auto body work
13. car & truck sales, rental & service
14. heavy truck & equipment sales, rental & repair
15. farm equipment sales, rental & repair
16. marine railway, boat building & repair
17. truck terminal
18. bus/rail terminal
19. taxi/limousine service
20. bus service & repair
21. warehousing, moving & storage
22. wholesale trade establishment with outside storage
23. institutional laundry/dry cleaning
24. recycling center or plant
25. machine shops & fabricators
26. manufacture & assembly of:
  - a. cosmetics, pharmaceuticals
  - b. pottery & ceramics
  - c. products made from paper, plastic, wood, paint, fiber, rubber, leather, fur, hair, yarn

**RECEIVED**

**APR 6 2004**

**PLANNING DIVISION  
COUNTY OF YORK**

27. horse keeping
28. private kennel
29. forestry
30. animal shelter
31. correctional facility other than county jail
32. indoor firing range
33. golf driving range
34. theme park, amphitheater
35. bait, tackle, marine supplies sales
36. auto & truck sales with body work & painting
37. truck stop
38. towing service
39. seafood receiving, packing
40. petroleum products bulk storage/retail distribution
41. stone monument sales, processing
42. chemicals & paint manufacturing
43. sawmill/firewood splitting & sales

RECEIVED

APR 6 2004

PLANNING DIVISION  
COUNTY OF YORK

**B. Contractor storage yards with outside storage shall only be allowed subject to the following conditions:**

1. Contractor storage yards with outside storage shall only be allowed for use by Kenneth Dale Moore or any entity controlled by Kenneth Dale Moore
2. The hours of equipment operation shall be limited to 8:00 am until 7:00 pm
3. The size of outside contractor's equipment storage shall be limited to 12,000 square feet of yard space
4. Any outside storage of contractor's equipment shall be enclosed within an opaque fence of not less than 8 feet in height
5. There shall be planted a staggered double row of evergreen trees with a minimum height of 5 feet at planting along the common border with the adjoining, occupied residential properties located at 108 and 110 Whites Road.

**C. The only uses that shall be allowed directly behind the 2 occupied dwellings located at 108 Whites Road and 110 Whites Road shall be mini-storage warehouses or a contractor's storage yard subject to the conditions contained in paragraph B, above.**

**D. The property shall not be used for a towing or auto-impound facility, however storage of the following vehicles shall specifically be allowed:**

1. operative automobiles and trucks
2. boats
3. recreational vehicles

**E. These proffers supercede the proffer statement dated March 5, 2004 for this property.**

**AGREED BY:**

Owners of Assessor's Parcel 024 128 (7307 George Washington Memorial Hwy.):

  
Kenneth Edlow

\_\_\_\_\_  
Ralph D. Edlow

\_\_\_\_\_  
Arthur F. Edlow

  
Kenneth Dale Moore  
(Contract Purchaser)

Owners of Assessor's Parcel 024 133 (122 Whites Road):

\_\_\_\_\_  
David M. Jernigan

\_\_\_\_\_  
Kenneth Dale Moore  
(Contract Purchaser)

**AGREED BY:**

**Owners of Assessor's Parcel 024 128 (7307 George Washington Memorial Hwy.):**

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Ralph D. Edlow

  
**Arthur F. Edlow**

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(Contract Purchaser)

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**David M. Jernigan**

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**Kenneth Dale Moore**  
(Contract Purchaser)



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Ralph D. Edlow

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David M. Jernigan

  
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Kenneth Dale Moore  
(Contract Purchaser)



VICINITY MAP SCALE: 1" = 2000'

SITE DEVELOPER: KENNETH DALE MOORE  
6000 GEORGE WASHINGTON MEMORIAL HIGHWAY  
YORKTOWN, VA 23692

PARCEL ADDRESS: 122 WHITES LANE

GPIN: Q080-4692-0110  
TAX ID: 24-00-00-133  
CURRENT OWNER: DAVID JERNIGAN  
3905 MONTEREY COURT  
CHESAPEAKE, VA 23321  
ZONING: IL (\*PER REZONING 4/04)  
SITE AREA: 4.51 AC +  
PROPOSED USE: OFFICE / SELF STORAGE  
APPROXIMATE AREA TO BE DEVELOPED: 5 AC (DOES NOT INCLUDE BUFFERS)  
PROPERTY IS IN WATERSHED MANAGEMENT AND PROTECTION AREA  
OVERLAY DISTRICT  
PART OF THE PROPERTY IS IN A RESOURCE PROTECTION AREA AND RESOURCE MANAGEMENT AREA  
PUBLIC WATER AND SEWER AVAILABLE ON RT. 17  
NON-TIDAL WETLAND AREAS ARE SHOWN ON PLAN  
FLOOD ZONE: REAR 100' OF SITE IN ZONE A  
REMAINDER OF SITE IN ZONE X, MAP 510182 0035 B, DATED 12/16/88  
SOIL TYPES ARE BETHERA SILT LOAM IN FRONT HALF OF SITE AND SLAGLE FINE SANDY LOAM IN THE REAR HALF.

**LAND USE**

TOTAL AREA OF SITE: 9.95 AC  
EXISTING SITE: 100% WOODED  
EXISTING IMPERVIOUS AREA: NONE  
EXISTING GREEN AREA: 9.95 AC  
PROPOSED IMPERVIOUS AREA: 4.85 AC (49% SITE)  
PROPOSED GREEN AREA: 5.10 AC (51% SITE)  
AREA OF LAND DISTURBANCE: 6.85 AC  
PROPOSED IMPROVEMENTS: OFFICE/SHOP BUILDING - 3000 S.F. OFFICE/RETAIL  
1250 S.F. CONTRACTOR OFFICE  
3000 S.F. SHOP/STORAGE  
STORAGE UNITS - 62,150 S.F. EXTERIOR UNITS  
30,000 S.F. INTERIOR UNITS  
ASPHALT PAVEMENT - 112,000 S.F.

**PERMITTED USES:** RETAIL, OFFICE, CONTRACTORS OFFICE, CONTRACTORS SHOP  
CONTRACTORS OUTSIDE STORAGE, MINI STORAGE WAREHOUSES  
HELICOPTER PAD

**PARKING REQUIRED:** RETAIL - 1 SPACE / 250 S.F. X 3000 S.F. = 12 SPACES  
CONTRACTORS OFFICE - 1 SPACE / 350 S.F. X 1250 S.F. = 4 SPACES  
MANAGERS OFFICE - 2 SPACES  
SHOP - 1 SPACE / 700 S.F. X 3000 S.F. = 5 SPACES  
STORAGE: 1.5 SPACES/10 UNITS X (256 EX + 120 INT) = 56 SPACES  
TOTAL - 79 SPACES

**PARKING PROVIDED:** 26 REGULAR SPACES  
2 VAN ACCESSIBLE HANDICAP SPACE  
56 MINI STORAGE SPACES  
1 LOADING SPACE  
TOTAL - 84 SPACES

**SOLID WASTE COLLECTION:** TOTES  
HAZARDOUS MATERIALS: THERE WILL BE NO STORAGE OR USE OF  
HAZARDOUS MATERIALS ON THIS SITE.

**SITE DRAINAGE:** DRAINAGE WILL BE OVERLAND SHEET FLOW TO  
CURB AND GUTTER AND CURB DROP INLETS WHICH EMPTY INTO A  
STORM PIPE SYSTEM WHICH EMPTIES INTO A STORMWATER  
MANAGEMENT AND WATER QUALITY POND. THIS POND OUTFALLS  
INTO AN EXISTING STREAM WHICH FLOWS INTO THE HARWOOD  
MILL RESERVOIR

**NOTE:** A REPRESENTATIVE OF THE COUNTY'S DEPARTMENT OF ENVIRONMENTAL  
AND DEVELOPMENT SERVICES IS REQUIRED TO BE PRESENT DURING THE  
CONNECTION OF ANY PROPOSED SANITARY SEWER SERVICE TO AN EXISTING  
COUNTY SANITARY SEWER FACILITY. CONTACT RANDY YOKUM AT 850-3752,  
72 HOURS PRIOR TO THE CONNECTION BEING MADE TO ARRANGE FOR THIS  
REPRESENTATIVE TO BE PRESENT

**ZONING INFORMATION**

ZONING CHANGE FROM R-20 TO IL ZM-84-04 REQUEST APPROVED BY  
YORK COUNTY ORDINANCE # 04-9, MAY 18, 2004

MINI STORAGE USE: UP-634-04 REQUEST APPROVED BY  
YORK COUNTY RESOLUTION # R04-84, MAY 18, 2004

**TRIP GENERATION**

LAND USE	SIZE	WEEKDAY (PEAK HOUR)
SPECIALTY RETAIL (814)	3000 S.F.	40.67/1000 S.F. = 122 TRIPS (15)
CONTRACTORS OFFICE /	3 EMPLOYEES	3.02/ EMPLOYEE = 9 TRIPS (2)
CONTRACTORS SHOP		
MINI STORAGE WAREHOUSE (151)	276 UNITS	0.28/ UNIT = 77 TRIPS (8)
	TOTAL	208 TRIPS (25)

PARCEL 1: 122 WHITES LANE  
GPIN: Q080-4692-0110  
TAX ID: 24-00-00-133  
CURRENT OWNER: DAVID JERNIGAN  
3905 MONTEREY COURT  
CHESAPEAKE, VA 23321  
ZONING: IL (\*PER REZONING 4/04)  
SITE AREA: 4.51 AC +  
PROPOSED USE: OFFICE / SELF STORAGE  
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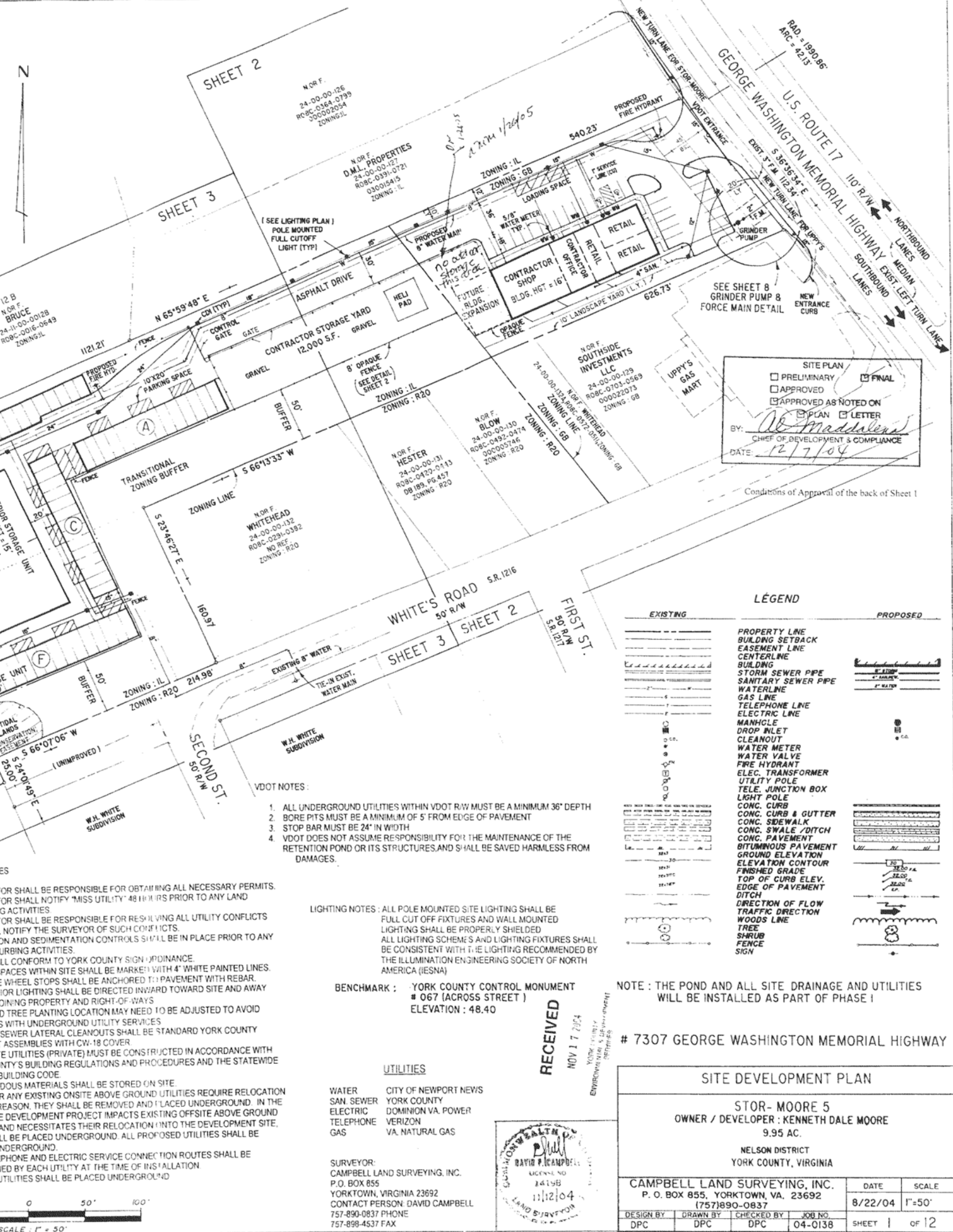
PARCEL 2: 7307 GEORGE WASHINGTON  
MEMORIAL HIGHWAY  
YORKTOWN, VA 23692  
GPIN: Q080-4951-0395  
TAX ID: 24-00-00-128  
CURRENT OWNER: RALPH EDLOW  
2019 OLD YORK HAMPTON HWY  
YORKTOWN, VA 23692  
ZONING: IL (REAR) / IL (REAR)  
SITE AREA: 5.44 AC +  
PROPOSED USE: OFFICE / SELF STORAGE  
APPROXIMATE AREA TO BE DEVELOPED: 5 AC (DOES NOT INCLUDE BUFFERS)  
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SOIL TYPES ARE BETHERA SILT LOAM IN FRONT HALF OF SITE AND SLAGLE FINE SANDY LOAM IN THE REAR HALF.

PARCEL 3: 122 WHITES LANE  
GPIN: Q080-4692-0110  
TAX ID: 24-00-00-133  
CURRENT OWNER: DAVID JERNIGAN  
3905 MONTEREY COURT  
CHESAPEAKE, VA 23321  
ZONING: IL (\*PER REZONING 4/04)  
SITE AREA: 4.51 AC +  
PROPOSED USE: OFFICE / SELF STORAGE  
APPROXIMATE AREA TO BE DEVELOPED: 5 AC (DOES NOT INCLUDE BUFFERS)  
PROPERTY IS IN WATERSHED MANAGEMENT AND PROTECTION AREA  
OVERLAY DISTRICT  
PART OF THE PROPERTY IS IN A RESOURCE PROTECTION AREA AND RESOURCE MANAGEMENT AREA  
PUBLIC WATER AND SEWER AVAILABLE ON RT. 17  
NON-TIDAL WETLAND AREAS ARE SHOWN ON PLAN  
FLOOD ZONE: REAR 100' OF SITE IN ZONE A  
REMAINDER OF SITE IN ZONE X, MAP 510182 0035 B, DATED 12/16/88  
SOIL TYPES ARE BETHERA SILT LOAM IN FRONT HALF OF SITE AND SLAGLE FINE SANDY LOAM IN THE REAR HALF.

PARCEL 1: 4.51 AC +  
GPIN: Q080-4692-0110  
TAX ID: 24-00-00-133  
CURRENT OWNER: DAVID JERNIGAN  
3905 MONTEREY COURT  
CHESAPEAKE, VA 23321  
ZONING: IL (\*PER REZONING 4/04)  
SITE AREA: 4.51 AC +  
PROPOSED USE: OFFICE / SELF STORAGE  
APPROXIMATE AREA TO BE DEVELOPED: 5 AC (DOES NOT INCLUDE BUFFERS)  
PROPERTY IS IN WATERSHED MANAGEMENT AND PROTECTION AREA  
OVERLAY DISTRICT  
PART OF THE PROPERTY IS IN A RESOURCE PROTECTION AREA AND RESOURCE MANAGEMENT AREA  
PUBLIC WATER AND SEWER AVAILABLE ON RT. 17  
NON-TIDAL WETLAND AREAS ARE SHOWN ON PLAN  
FLOOD ZONE: REAR 100' OF SITE IN ZONE A  
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SOIL TYPES ARE BETHERA SILT LOAM IN FRONT HALF OF SITE AND SLAGLE FINE SANDY LOAM IN THE REAR HALF.

PARCEL 2: 5.44 AC +  
GPIN: Q080-4951-0395  
TAX ID: 24-00-00-128  
CURRENT OWNER: RALPH EDLOW  
2019 OLD YORK HAMPTON HWY  
YORKTOWN, VA 23692  
ZONING: IL (REAR) / IL (REAR)  
SITE AREA: 5.44 AC +  
PROPOSED USE: OFFICE / SELF STORAGE  
APPROXIMATE AREA TO BE DEVELOPED: 5 AC (DOES NOT INCLUDE BUFFERS)  
PROPERTY IS IN WATERSHED MANAGEMENT AND PROTECTION AREA  
OVERLAY DISTRICT  
PART OF THE PROPERTY IS IN A RESOURCE PROTECTION AREA AND RESOURCE MANAGEMENT AREA  
PUBLIC WATER AND SEWER AVAILABLE ON RT. 17  
NON-TIDAL WETLAND AREAS ARE SHOWN ON PLAN  
FLOOD ZONE: REAR 100' OF SITE IN ZONE A  
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SOIL TYPES ARE BETHERA SILT LOAM IN FRONT HALF OF SITE AND SLAGLE FINE SANDY LOAM IN THE REAR HALF.

PARCEL 3: 122 WHITES LANE  
GPIN: Q080-4692-0110  
TAX ID: 24-00-00-133  
CURRENT OWNER: DAVID JERNIGAN  
3905 MONTEREY COURT  
CHESAPEAKE, VA 23321  
ZONING: IL (\*PER REZONING 4/04)  
SITE AREA: 4.51 AC +  
PROPOSED USE: OFFICE / SELF STORAGE  
APPROXIMATE AREA TO BE DEVELOPED: 5 AC (DOES NOT INCLUDE BUFFERS)  
PROPERTY IS IN WATERSHED MANAGEMENT AND PROTECTION AREA  
OVERLAY DISTRICT  
PART OF THE PROPERTY IS IN A RESOURCE PROTECTION AREA AND RESOURCE MANAGEMENT AREA  
PUBLIC WATER AND SEWER AVAILABLE ON RT. 17  
NON-TIDAL WETLAND AREAS ARE SHOWN ON PLAN  
FLOOD ZONE: REAR 100' OF SITE IN ZONE A  
REMAINDER OF SITE IN ZONE X, MAP 510182 0035 B, DATED 12/16/88  
SOIL TYPES ARE BETHERA SILT LOAM IN FRONT HALF OF SITE AND SLAGLE FINE SANDY LOAM IN THE REAR HALF.



**SITE PLAN**

☐ PRELIMINARY  
☐ APPROVED  
☒ APPROVED AS NOTED ON  
☐ PLAN  
☐ LETTER

BY: *D. Maddalena*  
CHIEF OF DEVELOPMENT & COMPLIANCE  
DATE: 12/7/04

Conditions of Approval of the back of Sheet 1

**LEGEND**

EXISTING  
PROPOSED

PROPERTY LINE  
BUILDING SETBACK  
EASEMENT LINE  
CENTERLINE  
BUILDING  
STORM SEWER PIPE  
SANITARY SEWER PIPE  
WATERLINE  
GAS LINE  
TELEPHONE LINE  
ELECTRIC LINE  
MANHOLE  
DROP INLET  
CLEANOUT  
WATER METER  
WATER VALVE  
FIRE HYDRANT  
ELEC. TRANSFORMER  
UTILITY POLE  
TELE. JUNCTION BOX  
LIGHT POLE  
CONC. CURB  
CONC. CURB & GUTTER  
CONC. SIDEWALK  
CONC. SWALE / DITCH  
CONC. PAVEMENT  
BITUMINOUS PAVEMENT  
GROUND ELEVATION  
ELEVATION CONTOUR  
FINISHED GRADE  
TOP OF CURB ELEV.  
EDGE OF PAVEMENT  
DITCH  
DIRECTION OF FLOW  
TRAFFIC DIRECTION  
WOODS LINE  
TREE  
SHRUB  
FENCE  
SIGN

**VDOT NOTES:**

1. ALL UNDERGROUND UTILITIES WITHIN VDOT R/W MUST BE A MINIMUM 36" DEPTH
2. BORE PITS MUST BE A MINIMUM OF 5' FROM EDGE OF PAVEMENT
3. STOP BAR MUST BE 24" IN WIDTH
4. VDOT DOES NOT ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF THE RETENTION POND OR ITS STRUCTURES AND SHALL BE SAVED HARMLESS FROM DAMAGES.

**LIGHTING NOTES:** ALL POLE MOUNTED SITE LIGHTING SHALL BE  
FULL CUT OFF FIXTURES AND WALL MOUNTED  
LIGHTING SHALL BE PROPERLY SHIELDED  
ALL LIGHTING SCHEMES AND LIGHTING FIXTURES SHALL  
BE CONSISTENT WITH THE LIGHTING RECOMMENDED BY  
THE ILLUMINATION ENGINEERING SOCIETY OF NORTH  
AMERICA (IESNA)

**BENCHMARK:** YORK COUNTY CONTROL MONUMENT  
# 067 (ACROSS STREET)  
ELEVATION: 48.40

**UTILITIES**

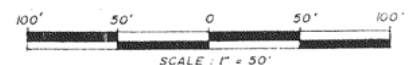
WATER  
SAN. SEWER  
ELECTRIC  
TELEPHONE  
GAS

CITY OF NEWPORT NEWS  
YORK COUNTY  
DOMINION VA. POWER  
VERIZON  
VA. NATURAL GAS

**SURVEYOR:**  
CAMPBELL LAND SURVEYING, INC.  
P.O. BOX 855  
YORKTOWN, VIRGINIA 23692  
CONTACT PERSON: DAVID CAMPBELL  
757-890-0837 PHONE  
757-890-4537 FAX



- LIST OF SHEETS**
1. SITE DEVELOPMENT PLAN - OVERALL
  2. SITE DEVELOPMENT PLAN
  3. SITE DEVELOPMENT PLAN
  4. SITE DEVELOPMENT PLAN
  5. DRAINAGE MAP
  6. E & S. CONTROL NOTES AND DETAILS
  7. DETAILS
  8. GRINDER PUMP AND FORCE MAIN
  9. LANDSCAPE PLAN - COMMERCIAL SITE
  10. LANDSCAPE PLAN - BUFFER
  11. LIGHTING PLAN
  12. VDOT NOTES



**# 7307 GEORGE WASHINGTON MEMORIAL HIGHWAY**

**SITE DEVELOPMENT PLAN**

**STOR - MOORE 5**  
OWNER / DEVELOPER: KENNETH DALE MOORE  
9.95 AC.

NELSON DISTRICT  
YORK COUNTY, VIRGINIA

CAMPBELL LAND SURVEYING, INC.  
P.O. BOX 855, YORKTOWN, VA, 23692  
757-890-0837

DESIGN BY	DRAWN BY	CHECKED BY	JOB NO.	DATE	SCALE
DPC	DPC	DPC	04-0138	8/22/04	1"=50'

SHEET 1 OF 12

REV: 9/20/04, 11/12/04



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

4451 IRONBOUND ROAD  
WILLIAMSBURG, VA 23188

PHILIP SHUCET  
COMMISSIONER

David A. Steele, P.E.  
Interim Resident Engineer  
TEL (757) 253-4832  
FAX (757) 253-5148

February 24, 2005

Amy Parker  
Planning Division  
County of York  
Post Office Box 532  
Yorktown, Virginia 23690

Ref: Stor Moore/Uppy's Convenience Store  
Application No. UP-663-05  
George Washington Memorial Highway (Route 17), York County

Dear Ms. Parker:

We have reviewed the above mentioned special use permit and approve of the cross-access connection, however we offer the following comments:

- ◆ Special consideration should be given to control of the internal circulation. The cross-access connection will benefit vehicles arriving from the south (uses cross-access) and then leave to the south (uses main entrance). This movement will create an additional conflict point within the entrance area. Consideration should be given to an internal stop sign located at the end of the drive aisle in front of the two proposed retail stores for vehicles entering via the cross-access connection.
- ◆ Ensure that White's Road can accommodate additional traffic, which would presumably include construction equipment and moving vans, with respect to pavement widths, entrance radii.
- ◆ Final site plans should show the length of the left turn lane and tapers on Route 17 to evaluate if they are adequate to handle additional left turns.

Should you have any questions please contact me at 253-4832.

Sincerely,

Bradley A. Weidenhammer, EIT  
Transportation Engineer

**RECEIVED**

**FEB 25 2005**

**PLANNING DIVISION  
COUNTY OF YORK**

TOLL FREE 1-888-723-8404

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[www.VirginiaDOT.org](http://www.VirginiaDOT.org)

PLANNING COMMISSION  
COUNTY OF YORK  
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Planning Commission held in the Board Room, York Hall, Yorktown, Virginia, on the \_\_\_\_ day of \_\_\_\_, 2005:

---

Present

Vote

Andrew A. Simasek, Chair  
Alfred E. Ptasznik, Jr., Vice Chair  
Alexander T. Hamilton  
John W. Staton  
Nicholas F. Barba  
Anne C. H. Conner  
John R. Davis

---

On motion of \_\_\_\_, which carried \_\_\_\_, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF AN AMENDMENT TO SPECIAL USE PERMIT UP-634-04 TO AUTHORIZE VEHICULAR ACCESS TO PROPERTY LOCATED AT 7307 GEORGE WASHINGTON MEMORIAL HIGHWAY THROUGH PROPERTY LOCATED AT 7305 GEORGE WASHINGTON MEMORIAL HIGHWAY

WHEREAS, the owners of Stor Moore and Uppy's Convenience Store have submitted Application No. UP-663-05, which requests amendment of a Special Use Permit (UP-634-04), pursuant to Section 24.1-115(d)(3) of the York County Zoning Ordinance, granted for a mini-storage warehouse facility and access to a contractor's storage yard at 7307 George Washington Memorial Highway (Route 17) and further identified as Assessor's Parcel No. 24-128. The amendment requests vehicular access to the mini-storage warehouse facility/contractor's storage yard through the abutting parcel located at 7305 George Washington Memorial Highway (Route 17) and further identified as Assessor's Parcel No. 24-129; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the \_\_\_\_ day of \_\_\_\_\_, 2005 the Application No. UP-663-05 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to authorize amendment of Special Use Permit UP-634-04 to permit vehicular access to the mini-storage warehouse facility/contractor's storage yard located at 7307 George Washington Memorial Highway (Route 17) and further identified as Assessor's Parcel No. 24-128 through the abutting parcel located at 7305 George Washington Memorial Highway (Route 17) and further identified as Assessor's Parcel No. 24-129; subject to the following conditions:

1. This use permit shall authorize amendment of Special Use Permit UP-634-04 to permit vehicular access to the mini-storage warehouse facility/contractor's storage yard located at 7307 George Washington Memorial Highway (Route 17) and further identified as Assessor's Parcel No. 24-128 through the abutting parcel located at 7305 George Washington Memorial Highway (Route 17) and further identified as Assessor's Parcel No. 24-129.
2. A site plan, prepared in accordance with the provisions of Article V of the York County Zoning Ordinance, shall be submitted to and approved by the County prior to the establishment of the proposed vehicular cross-parcel connection. Said site plan shall be in substantial conformance with the sketch plan submitted by the applicant titled "Parking Lot Tie-In, Stor-Moore/Uppy's," and received by the Planning Division on February 10, 2005, except as modified herein or as may be necessary to comply with site plan review requirements.
3. Prior to site plan approval, a traffic impact analysis meeting requirements of Section 24.1-251(b) of the Zoning Ordinance shall be submitted for review and approval by the Department of Environmental and Development Services Plan Approving Agent and the Virginia Department of Transportation (VDOT).
4. The applicants shall be responsible for improvements to the Route 17/Whites Road intersection and the convenience store site as deemed necessary for safe and convenient traffic circulation between the two subject parcels and Route 17 by the Plan Approving Agent and VDOT. Such improvements may include, but are not limited to, Route 17 turn lane

improvements, realignment of existing and proposed accessways, traffic circulation signage, redesign of parking layouts and pavement and drainage improvements.

5. Prior to site plan approval, a joint access/maintenance easement, approved as to content by the Plan Approving Agent and as to form by the County Attorney, shall be established and platted across both subject parcels.
6. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this Special Use Permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court.